



# Arlington Historic District Commissions

## Application for Certificate

(Read attached instructions  
before completing form)

For Commission Use Only:

Date Rec: \_\_\_\_\_

Hearing Date: \_\_\_\_\_

Certificate #: \_\_\_\_\_

Monitor: \_\_\_\_\_

### Certificate Requested:

- ☒ **Appropriateness** – for work described herein  
☐ Minor project ☒ Major Project ☐ Demolition  
☐ **Non-Applicability** – for the following reason(s):  
☐ Not subject to public view  
☐ Maintenance, repair, or replacement using same design and materials  
☐ Proposed change specifically excluded from review under Bylaw  
☐ Other: \_\_\_\_\_  
☐ **Hardship** – financial or otherwise and does not conflict substantially with the intent and purposes of the Bylaw

### General Information:

Property Address 161 WESTMINSTER AVE District MT GILBERT / ERES. HILL  
Owner(s) Kevin and Megan Lancelotta Email Megan.schiller@gmail.com  
Owner's Phone (h) 617-388-6347 (w) \_\_\_\_\_ (fax) \_\_\_\_\_  
Owner's Address 161 Westminister Ave. Arlington. 02474  
Applicant (if not Owner) \_\_\_\_\_  
Applicant's Phone (h) \_\_\_\_\_ (w) \_\_\_\_\_ (fax) \_\_\_\_\_  
Applicant's Address \_\_\_\_\_  
Applicant's Relationship to Owner \_\_\_\_\_  
Contractor TBD Phone \_\_\_\_\_  
Architect DAVID WHITNEY Phone 781-643-0759  
Dates of Anticipated Work: Start SPRING 2022 Completion FALL 2022

**Description of Proposed Work:** (attach additional pages as necessary) Please include a description of how the proposed work (if a change or addition) is historically and architecturally compatible with the building and the District as a whole.

SEE ATTACHED

### Required Documentation Acknowledgement: (see attached instructions)

☒ I acknowledge that I am required to provide supporting documentation, including the attached "Supporting Documents Checklist", by the deadlines indicated in the instructions. I understand that if such documents are not provided in a timely manner, this application will be considered to be incomplete and Commission action may be delayed.

I have read the attached instructions and, to the best of my knowledge, the information contained in this application is accurate and complete. I also give permission for members of the AHDC to access the property for the purpose of reviewing this application and work done under any certificate issued to me.

Owners Signature(s): Megan Date: 3/25/21

Certificate Application (Revised January 2016)

We propose an addition to the rear of the house when viewed from Westminster Avenue, the house's front facade. It will contain a single car garage and a dining room. The garage will face the side street, Montague Street, and will not encroach on the street; it's facade will be flush with the side of the existing mud room.

The materials and details on the proposed addition visible from the street will match the existing house: siding, roofing, foundation, eaves and rakes, water table, casings, etc. The slope of the proposed roof will match that of the house's existing porches.

No changes are proposed to the landscaping between the house and the street; The existing curb cut will remain as is, as will the driveway between the street and proposed garage.

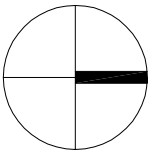
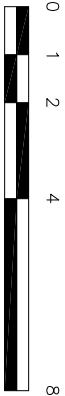
# LANCELOTTA RESIDENCE

161 WESTMINSTER AVENUE  
ARLINGTON, MA 02474

DAVID WHITNEY

ARCHITECT

49 LINDEN STREET  
ARLINGTON, MA 02476  
781 643 0759

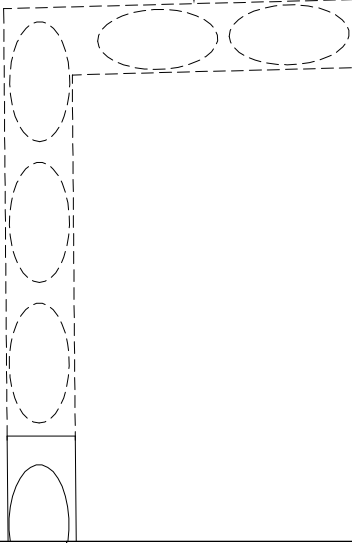


EXISTING DRIVEWAY  
PAVERS TO REMAIN

DRIVEWAY PAVERS TO BE  
REMOVED. STOCKPILE  
FOR POSSIBLE REUSE.

EXISTING SHED TO  
BE RELOCATED TO  
ANOTHER LOT.  
REVIEW IN FIELD  
WITH OWNERS.

DEMO PORTION OF  
STONE WALL. STOCKPILE  
MATERIALS FOR REUSE.



EXISTING LANDING,  
TREADS & RAILINGS  
TO REMAIN

Powd Room

Mud Room

Kitchen

EXISTING HVAC  
EQUIPMENT TO BE  
RELOCATED

EXISTING BULKHEAD  
TO REMAIN

EXISTING LANDING,  
TREADS & RAILINGS  
TO REMAIN

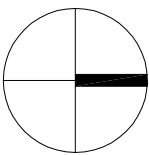
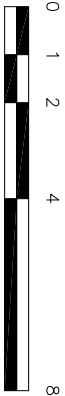
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LANCELOTTA RESIDENCE  
161 WESTMINSTER AVENUE  
ARLINGTON, MA 02474

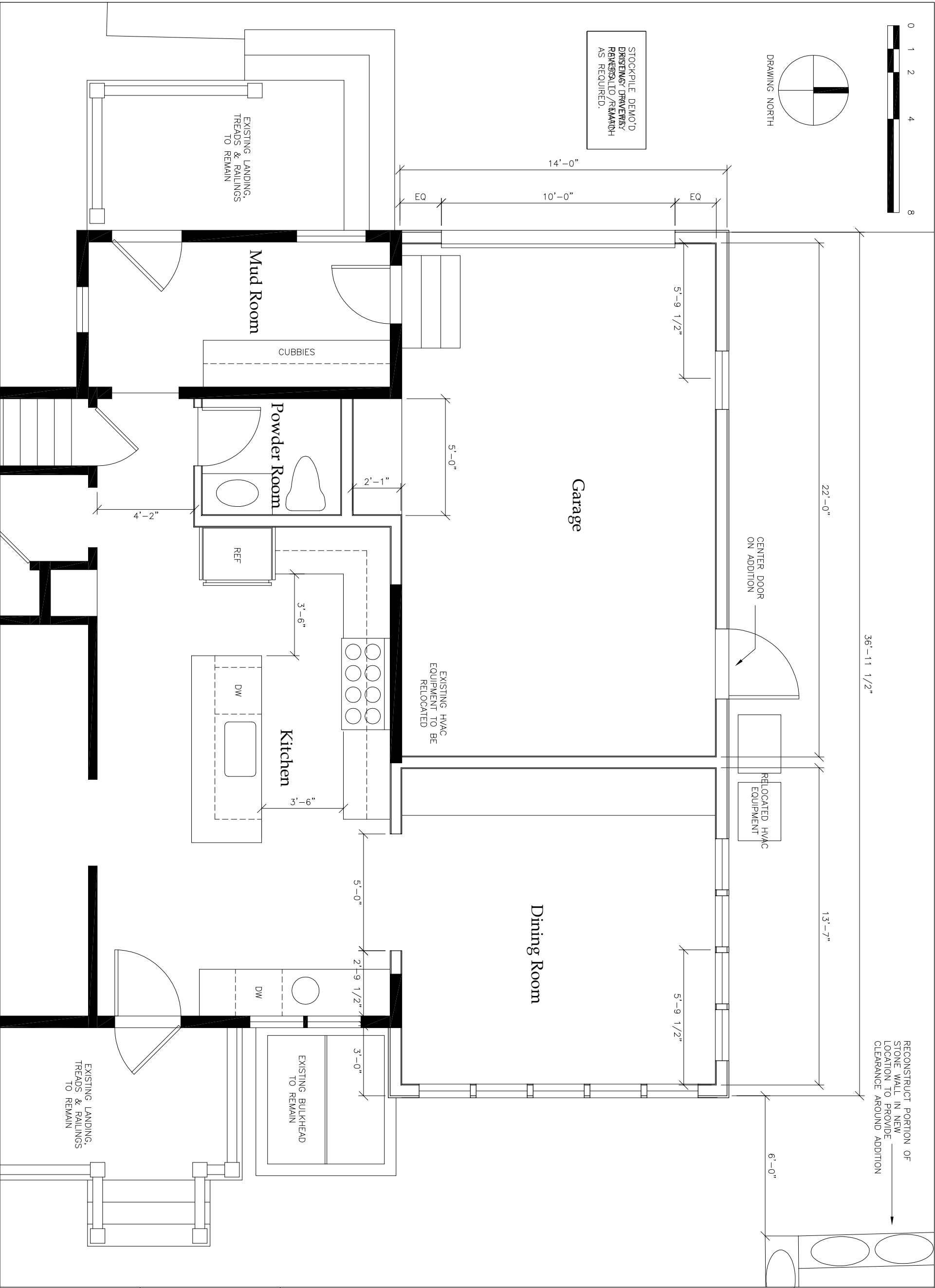
TITLE:  
First Floor  
Demolition Plan  
SCALE: 1/4" = 1'-0" DATE: 4.1.21  
DRAWN BY: DWW FILE:  
PLANS

SHEET

D1.1



STOCKPILE DEMO'D  
DRIVING DRIVEWAY  
REINSTATE TO REMAIN  
AS REQUIRED.



DAVID WHITNEY  
ARCHITECT

49 LINDEN STREET  
ARLINGTON, MA 02476  
781 643 0759

# LANCELOTTA RESIDENCE

161 WESTMINSTER AVENUE  
ARLINGTON, MA 02474

TITLE:

First Floor Plan

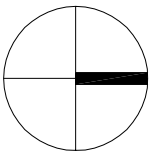
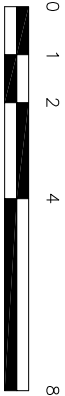
SCALE: 1/4" = 1'-0" DATE: 4.1.21

DRAWN BY: DWW FILE: PLANS

SHEET

A1.1

© DAVID WHITNEY AIA



DAVID WHITNEY  
ARCHITECT  
49 LINDEN STREET  
ARLINGTON, MA 02476  
781 643 0759

LANCELOTTA RESIDENCE  
161 WESTMINSTER AVENUE  
ARLINGTON, MA 02474

TITLE:	Second Floor Plan		
SCALE:	1/4" = 1'-0"	DATE:	4.1.21
DRAWN BY:	DWW	FILE:	PLANS
SHEET			

A1.2

LANCELOTTA RESIDENCE  
161 WESTMINSTER AVENUE  
ARLINGTON, MA 02474

TITLE:

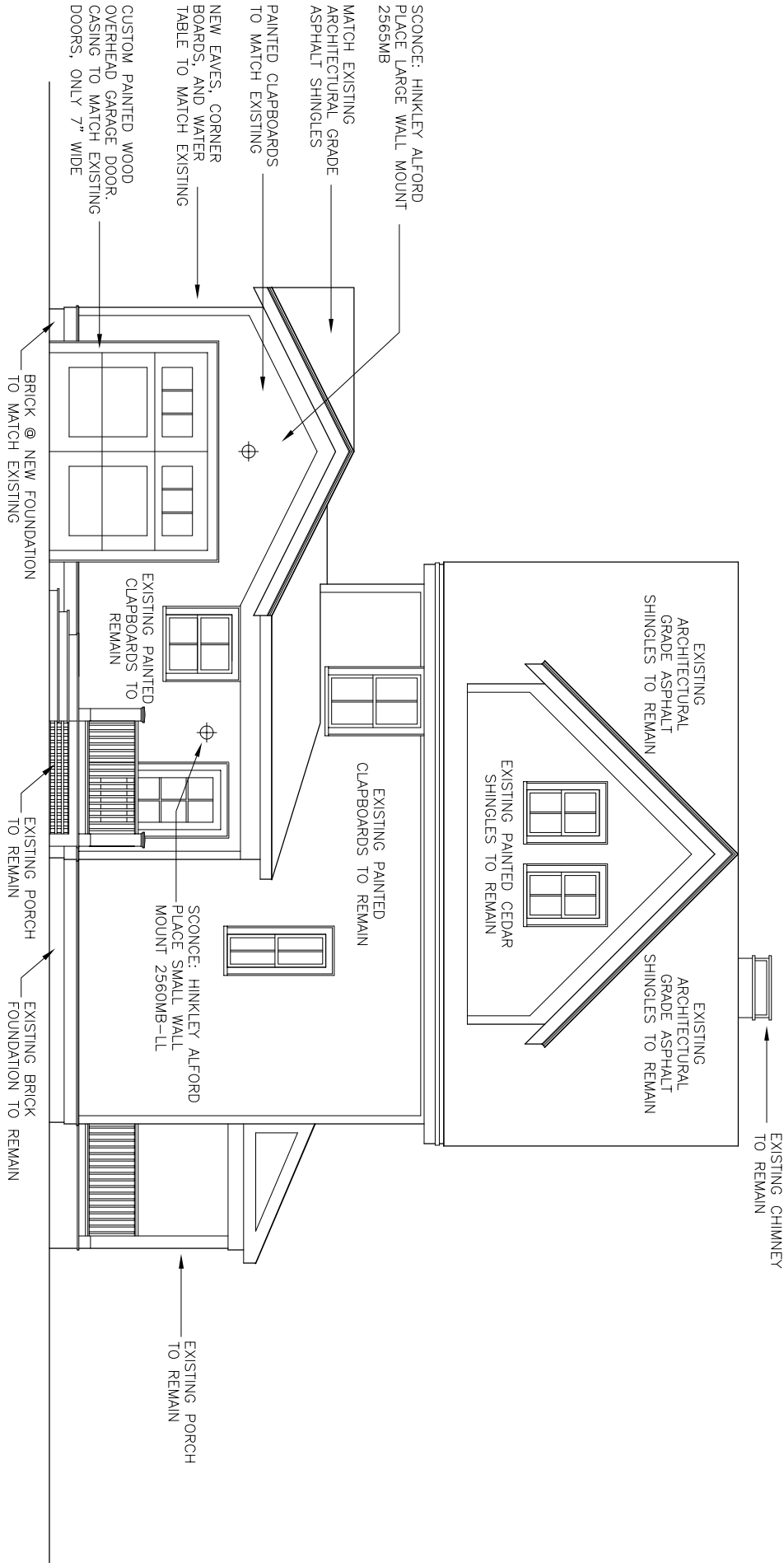
East Elevation

SCALE: 1/8" = 1'-0"      DATE: 4.1.21

DRAWN BY: DWW      FILE: PLANS

SHEET

A2.1



LANCELOTTA RESIDENCE  
161 WESTMINSTER AVENUE  
ARLINGTON, MA 02474

TITLE:

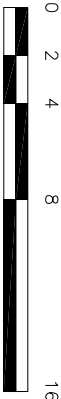
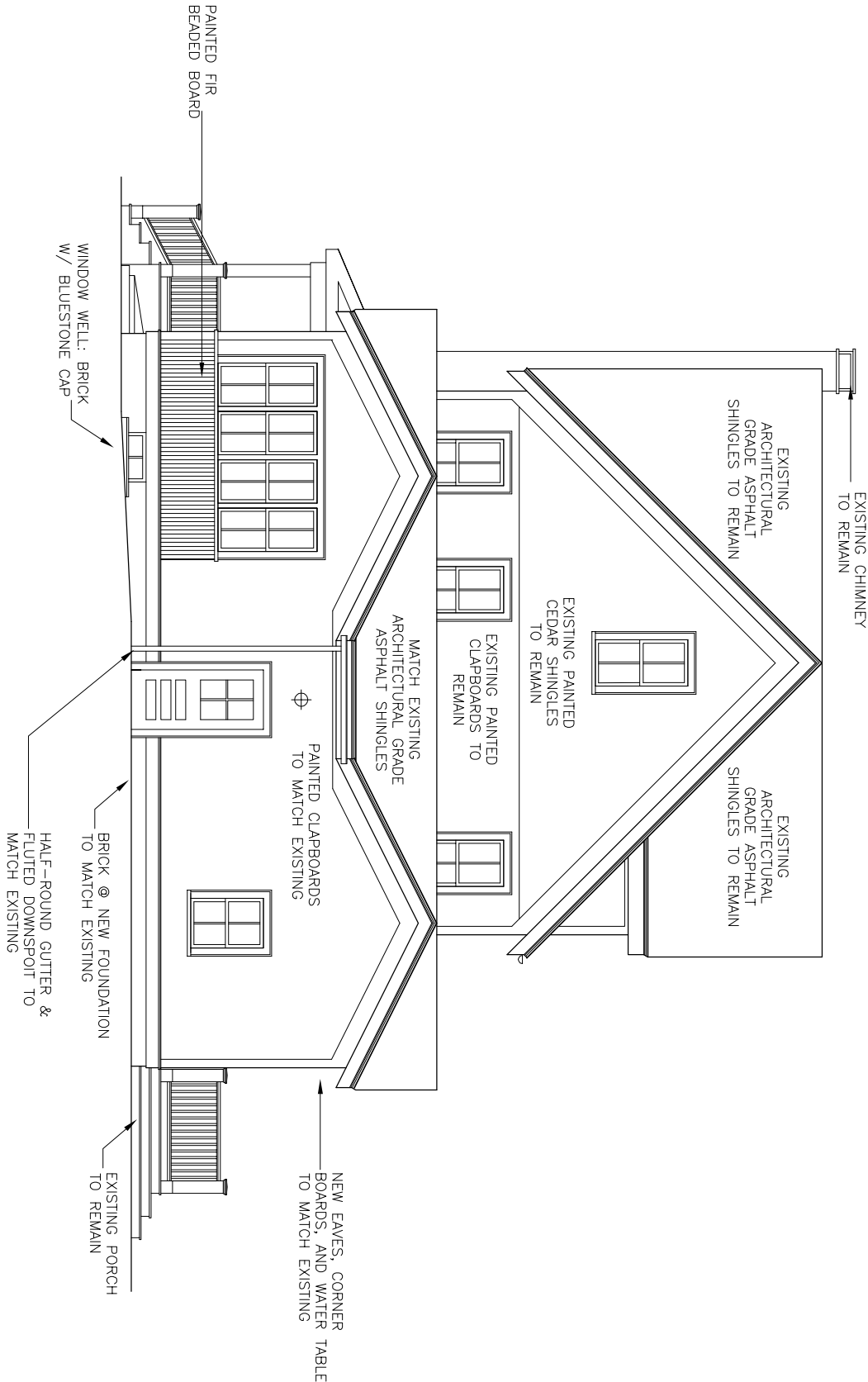
North Elevation

SCALE: DATE:  
1/8" = 1'-0" 4.1.21

DRAWN BY: FILE:  
DWW PLANS

SHEET

A2.2



LANCELOTTA RESIDENCE  
161 WESTMINSTER AVENUE  
ARLINGTON, MA 02474

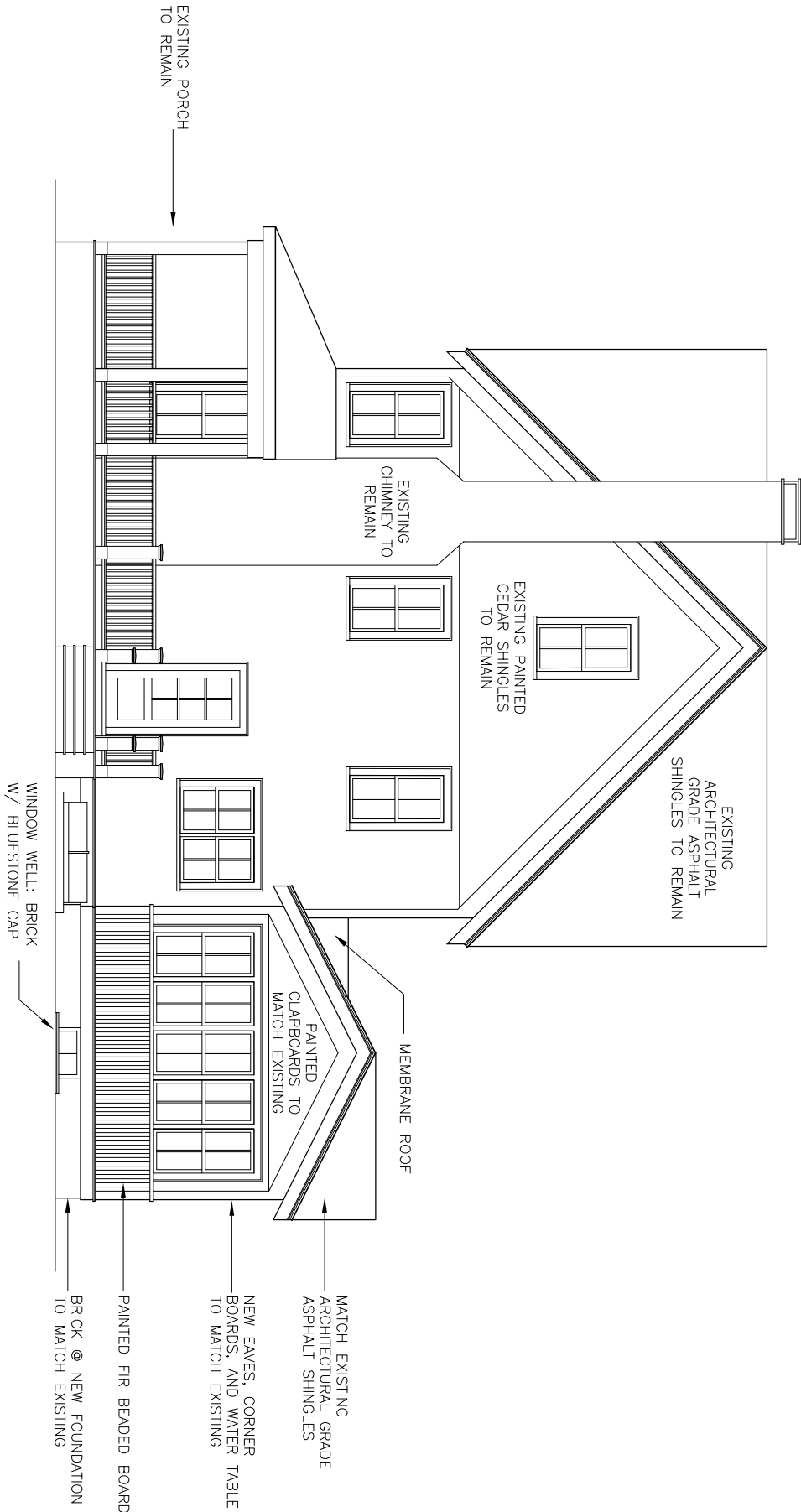
TITLE:

East Elevation

SCALE: DATE:  
1/8" = 1'-0" 4.1.21  
DRAWN BY: FILE:  
DWW PLANS

SHEET

A2.3

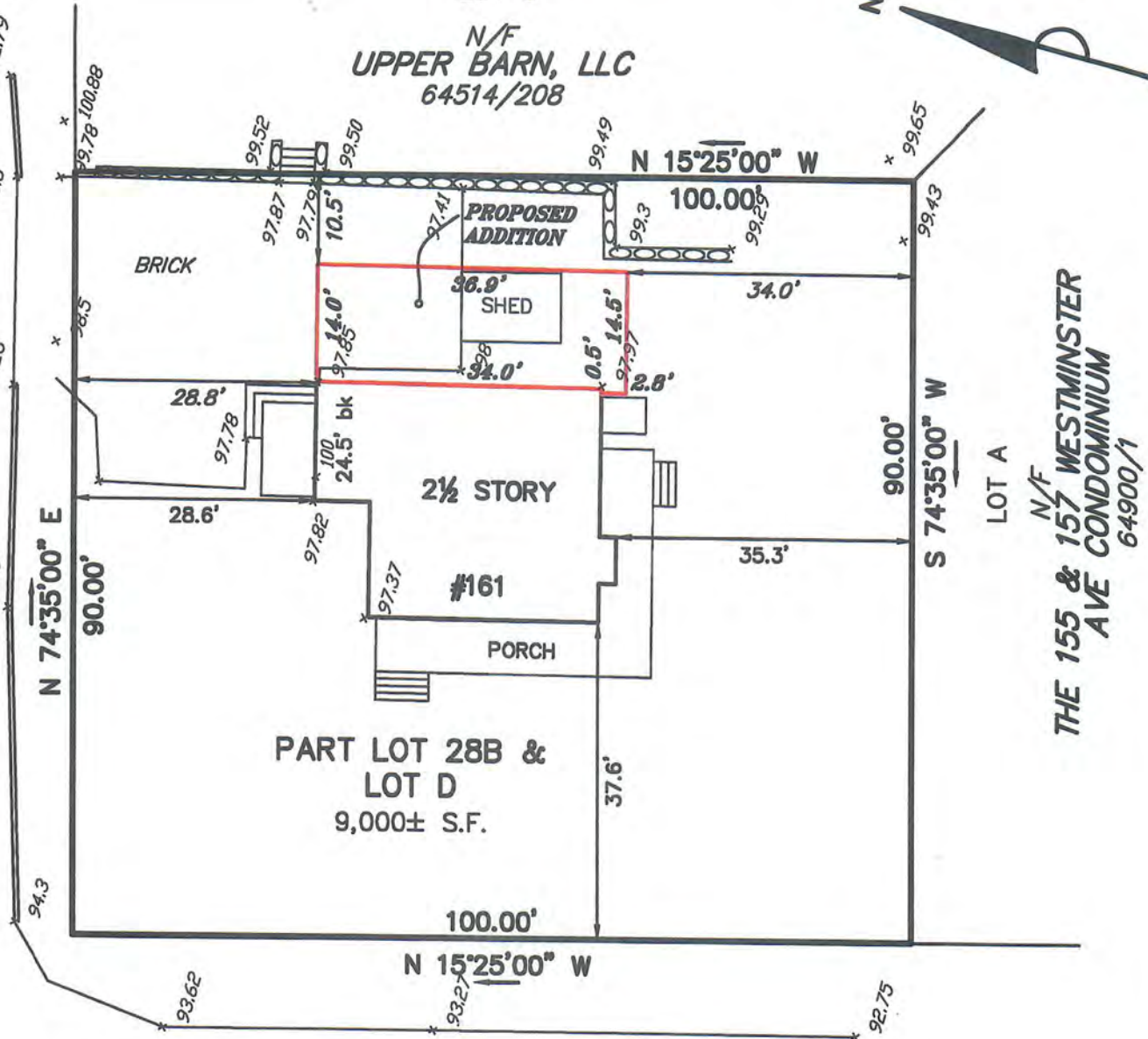


10

MONTAGUE STREET

LOT C

N/F  
UPPER BARN, LLC  
64514/208



WESTMINSTER AVENUE

PREPARED FOR: KEVIN &amp; MEGAN LANCELOTTA

I HEREBY CERTIFY THAT THE BUILDING IS  
LOCATED AS SHOWN.



CLIFFORD E. ROBER, PLS

DATE

THIS PLAN MAY HAVE BEEN ALTERED IF  
THE SIGNATURE IS NOT SIGNED IN BLUE.

PROPOSED PLOT PLAN  
#161 WESTMINSTER AVENUE  
IN  
ARLINGTON, MA  
(MIDDLESEX COUNTY)

SCALE: 1" = 20' DATE: 3/2/2021



ROBER SURVEY  
1072A MASSACHUSETTS AVENUE  
ARLINGTON, MA 02476  
(781) 648-5533  
438802PP1.DWG



161 Westminster Ave – view from Westminster Ave



161 Westminster Ave – view from Westminster Ave



161 Westminster Ave – view from Montague Street



179 Westminster Ave

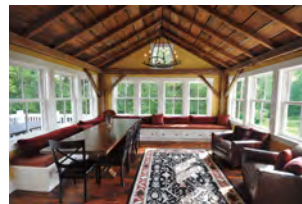


10 Montague Street

<i>Address</i>	<i>Lot size (SF)</i>	<i>Footprint (SF)</i>	<i>Ratio (%)</i>
161 Westminster – extg	9,000	868	9.6
161 Westminster – proposed	9,000	1,374	15.3
157 Westminster	6,187	1,186	19.2
151 Westminster	5,000	1,113	22.3
156 Westminster	5,750	927	16.1
160 Westminster	9,750	1,094	11.2
174 Westminster	5,000	660	13.2
179 Westminster	8,545	1,107	13.0
10 Montague	6,455	932	14.4
16 Montague	7,500	772	10.3
15 Montague	7,500	1,020	13.6
10 Montague	7,187	696	9.7

# ULTIMATE WOOD DOUBLE HUNG

*Previously known as Wood Ultimate Double Hung*

[Products](#)[Solutions](#)[Inspiration](#)[Why Marvin](#)

The all-wood Marvin Signature™ Ultimate Wood Double Hung window is a classic style ideal for historic projects where a wood exterior is needed to match original architectural details. Flexible design options like wood species and stains coupled with single hung or stationary sash configurations assist with historical accuracy, while wash mode makes cleaning easy.

[VIEW DESIGN OPTIONS](#)

## FOR THE PROS

Find technical documents for this product, including installation instructions, sizes and elevations, 3D drawings, architectural detail manuals and more.

[TECHNICAL SPECIFICATIONS](#)



INTERIOR

EXTERIOR

## Features of the Ultimate Wood Double Hung Window

- Available in heights up to 8 feet or widths up to 4 feet
- Multiple design options and woods available to match historical aesthetics and design requirements
- Also available as a round top, single hung, stationary transom or picture window
- Unique wash mode allows cleaning of both sides of glass from indoors
- Available with IZ3 coastal/hurricane certification
- CE certified

19





## ALFORD PLACE

### 2565MB

#### LARGE WALL MOUNT LANTERN

The clean and classic design of Alford Place features a precision die-cast frame, hanging arm and top loop, paired with a sealed glass roof, providing excellent illumination from all sides.

DETAILS	
FINISH:	Museum Black
MATERIAL:	Aluminum
GLASS:	Clear

DIMENSIONS	
WIDTH:	12"
HEIGHT:	20.5"
WEIGHT:	9.5 lbs.
BACK PLATE:	5.5"W X 8.25"H
EXTENSION:	13.5"
TOP TO OUTLET:	9.5"

LIGHT SOURCE	
LIGHT SOURCE:	Socket
WATTAGE:	3-60w Cand.
VOLTAGE:	120v

SHIPPING	
CARTON LENGTH:	16"
CARTON WIDTH:	15"
CARTON HEIGHT:	23.5"
CARTON WEIGHT:	12 lbs.

#### PRODUCT DETAILS:

- Suitable for use in wet (interior direct splash and outdoor direct rain or sprinkler) locations as defined by NEC and CEC. Meets United States UL Underwriters Laboratories & CSA Canadian Standards Association Product Safety Standards
- 2 year finish warranty
- The stylish Open Air collection includes outdoor-rated chandeliers, pendants and sconces that provide design-conscious solutions to a variety of exterior environments.
- Classic lines and heritage details complement traditional architecture
- Striking black finish enhances design
- Please refer to Hinkley's Warranty for complete product warranty details; some warranty limitations may apply.



## ALFORD PLACE

### 2560MB-LL

#### SMALL WALL MOUNT LANTERN

The clean and classic design of Alford Place features a precision die-cast frame, hanging arm and top loop, paired with a sealed glass roof, providing excellent illumination from all sides.

DETAILS	
FINISH:	Museum Black
MATERIAL:	Aluminum
GLASS:	Clear

DIMENSIONS	
WIDTH:	8"
HEIGHT:	14"
WEIGHT:	5.5 lbs.
BACK PLATE:	4.75"W X 5.5"H
EXTENSION:	9"
TOP TO OUTLET:	7"

LIGHT SOURCE	
LIGHT SOURCE:	LED Lamp
LED NAME:	E12LED-5
WATTAGE:	2-4w Cand. LED *Included
VOLTAGE:	120v
COLOR TEMP:	2700
LUMENS:	600
CRI:	80
INCANDESCENT EQUIVALENCY:	2 x 30w
DIMMABLE:	Yes - CL Type Dimmer (SSL7A)

SHIPPING	
CARTON LENGTH:	11.5"
CARTON WIDTH:	10.5"
CARTON HEIGHT:	17"
CARTON WEIGHT:	6.5 lbs.

#### PRODUCT DETAILS:

- Images are for reference purpose only and may not be pictured with the specified LED filament bulb.
- Suitable for use in wet (interior direct splash and outdoor direct rain or sprinkler) locations as defined by NEC and CEC. Meets United States UL Underwriters Laboratories & CSA Canadian Standards Association Product Safety Standards
- 2 year finish warranty
- LED Lamps carry a 3-year limited warranty
- The stylish Open Air collection includes outdoor-rated chandeliers, pendants and sconces that provide design-conscious solutions to a variety of exterior environments.
- Classic lines and heritage details complement traditional architecture
- Striking black finish enhances design
- Please refer to Hinkley's Warranty for complete product warranty details; some warranty limitations may apply.